

Recorded Sept. 18, 1959 at 5745 P. M.  
LIBER 27 PAGE 57NO. 21,491 EQUITY  
Exhibit -Mortgage  
Filed Nov.22,1966

## MORTGAGE

THIS MORTGAGE, Made this 18th day of September, A. D. 1959, by  
and between Joseph V. Laderoute and Elisabeth Sears Laderoute, his wife,

of Frederick County, in the State of Maryland, hereinafter called the Mortgagor, and  
Farmers and Mechanics-Citizens National Bank of Frederick, a body cor-  
porate,  
~~incorporated~~ organized and existing under the laws of the State of x Acts of Congress,  
hereinafter called the Mortgagee.

WHEREAS, the Mortgagor, ~~being a member of the Mortgagee~~ is justly indebted to the Mortgagee for  
borrowed money in the principal sum of EIGHTY-THREE THOUSAND THREE HUNDRED and no/100  
Dollars (\$ 18,300.00, being part of the purchase money for the property hereinafter described, with  
interest from date at the rate of five and one-fourth per centum (5 1/4 %) per annum on the unpaid  
principal until paid, principal and interest being payable at the office of Farmers and Mechanics-  
Citizens National Bank of Frederick, a body corporate, in Frederick,  
Maryland, or at such other place as the holder hereof may designate in writing, in monthly installments  
of ONE HUNDRED NINE DOLLARS and 80/100-----Dollars (\$ 109.80 ),  
commencing on the first day of November, 1959, and on the first day of each month there-  
after until the principal and interest are fully paid, except that the final payment of principal and interest,  
if not sooner paid, shall be due and payable on the first day of October, 1984.  
Privilege is reserved to pay this debt in whole, or in an amount equal to one or more monthly payments on  
the principal that are next due, on the first day of any month prior to maturity: PROVIDED, HOWEVER, That  
written notice of an intention to exercise such privilege is given at least thirty (30) days prior to pre-  
payment; and provided further that in the event this debt is paid in full prior to maturity and while it is  
insured under the provisions of the National Housing Act, all parties liable for the payment of same,  
whether principal, surety, guarantor or endorser, agree to be jointly and severally bound to pay to the  
holder of this mortgage a premium charge of one percent (1%) of the original principal amount hereof,  
except that in no event shall the adjusted premium exceed the aggregate amount of premium charges  
which would have been payable if the mortgage had continued to be insured until maturity; such payment  
to be applied by the holder hereof upon its obligation to the Federal Housing Commissioner.

AND WHEREAS, it was a condition precedent to the making of the aforesaid loan that the repayment  
thereof, with interest, should be secured by the execution of these presents.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and the sum of  
One Dollar (\$1.00) this day paid, the receipt whereof is hereby acknowledged, the Mortgagor does hereby  
grant, convey and assign unto the Mortgagee, its successors and assigns, all lot(s) of ground  
situate, lying and being in Frederick County, in the State of Maryland aforesaid, and  
described as follows, that is to say:

All that piece or parcel of land situate, lying and being  
on Rockwell Terrace, in Frederick County, Maryland, formerly known as  
West Third Street, Extended, and more particularly described as follows:  
All that lot or parcel of land known as lot No. 9 as indicated  
on the plat of the West End Realty Company, recorded in Liber 3. T. H.  
folio 6, one of the Land Records for Frederick County, fronting on the  
south side of Rockwell Terrace, (formerly known as West Third Street,  
Extended) for a distance of 61 feet, and running back with even depth  
for a distance of 171 feet, the improvements thereon being known as No.  
306 Rockwell Terrace.

It being the same real estate which was conveyed unto Joseph  
V. Baderoute and Elisabeth Sears Laderoute, his wife, by deed from James  
W. Houck and Mary E. Houck, his wife, dated September 18, 1959,  
and intended to be recorded prior to the recording of this mortgage  
among the Land Records for Frederick County.

And being also the same real estate which was conveyed unto  
James W. Houck and Virginia C. Houck, Jr. ten. by deed from Grace E. Rice,  
unmarried, dated May 21, 1947, and recorded in Liber No. 487, folio 38,  
one of the Land Records for Frederick County.

FOR VALUE RECEIVED, we hereby transfer the within mortgage  
to Benjamin B. Borenstock for the purpose of foreclosure.

Witness the signature of Farmers and Mechanics National Bank,  
formerly Farmers and Mechanics-Citizens National Bank, by its  
President and attested by its Assistant Cashier this 18th day of  
July, 1966.

Attest:  
C. Edward Keifer, Jr.  
Assistant Cashier.

Farmers and Mechanics National Bank  
by  
Benjamin L. Shultz  
President

\*Delete italicized words if Mortgagee is not a Building and Loan Association.

Assignment Recorded Nov. 22, 1966.

Test Ellis C. Wachter Clerk Ellis C. Wachter, Clerk